

November 14, 2016

Ms. Sara Bardin
Director, Office of Zoning
441 4th Street, N.W. Suite 200S
Washington, DC 20001

Re: Request for Party Status - Zoning Commission Case No. 16-11

Dear Ms. Bardin:

This letter requests "Party" status for a group of owner-residents located within 200 feet of the property (Bruce Monroe Park) in opposition to a Planned Unit Development and a zoning map amendment under consideration in Zoning Commission Case No. 16-11 to be heard on December 5, 2016. This group of owner-residents (Park Neighbors) is primarily interested in maintaining the quality of life for the existing residential community in the immediate neighborhood surrounding Bruce Monroe Park.

Attachment A is a copy of the owner-residents' authorizations for Tonya Williams to represent the Park Neighbors' interests before the Zoning Commission.

Attachment B is a copy of the completed Zoning Commission Form 140, "Party Status Request." In support of that request the following is provided:

Witness Information:

- (1) *A list of witnesses who will testify on the person's behalf:* Tonya Williams. In addition, if time permits, one or more of the Park Neighbors may also testify.
- (2) *A summary of the testimony of each witness:* Ms. Williams will discuss deficiencies in the Applicant's request, including: (a) that the proposed upzoning is "inconsistent" with the Comprehensive Plan (b) various unmitigated adverse effects on the surrounding community (such as blocked air and light, traffic flow); (c) the insufficient, inappropriate and undesirable amenities package proposed; (d) the absence of meaningful discussion with and consideration of input from the Park Neighbors and surrounding community.
- (3) *An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts:* Possibly an urban planner. If so, a resume will be submitted for the Commission's consideration.
- (4) *The total amount of time being requested to present your case:* 1 hour, this would allow Tonya Williams and Park Neighbors to present additional and non-duplicative in-depth testimony.

Party Status Criteria:

(1) *How will the property owned or occupied by such person, or in which the person has an interest, be affected by the action request of the Commission?* The Park Neighbors are composed of owner-residents located within 200 feet of Bruce Monroe Park who will be directly and adversely affected by the proposed Planned Unit Development (PUD) and Map Amendment from:

- R-4 (35 feet, 40% Lot Occupancy) **Single Family Residential**; and
- C-2-A (50 feet; 2.5 FAR; 60% Lot Occupancy) **Low Density Development**

To:

- R-5-B PUD (60 feet, 3.0 FAR (3.9 Requested); 60% Lot Occupancy (67% Requested) which is equivalent with respect to height and FAR to R-5-C **Medium Density Development**; and
- C-2-B PUD (90 feet, 6.0 FAR; 80% Lot Occupancy) which is equivalent with respect to height and FAR to C-2-C **High Density Development**.

(2) *What legal interest does person have in the property? (I.e., owner, tenant, trustee, or mortgagee):* All Park Neighbors reside within properties they own located within 200 feet of Bruce Monroe Park.

(3) *What is the distance between the person's property and the property that is the subject of the application before the Commission? (Preferably no farther than 200 ft.):* All Park Neighbors reside within 200 feet or less of Bruce Monroe Park.

(4) *What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied?* The PUD is expected to adversely affect the quality of life for those most directly affected by changing the character of the neighborhood from Single Family Residential and Low Density Development to Medium and High Density Development. In addition, the Park Neighbors will experience adverse effects such as blocked air and light in bedrooms and living rooms, reduced on-street parking, reduced privacy, increased vehicular and pedestrian traffic, increased noise and air pollution, and a 60% reduction in available park greenspace.

(5) *Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied:* None at this time.

(6) *Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public:* The Park Neighbors will have more directly affected property values,

blocked air and light, reduced on-street parking, increased traffic, increased noise, increased air pollution, and reduced privacy and access to park greenspace. The Park Neighbors request status as a party in opposition to the Applicant's request. ANC1A, which supports the Applicant, does not represent SMD ANC1A10 or the Park Neighbors interests as ANC1A10 Commissioner Rashida Brown has recused herself from representing her constituents in this matter.

If any additional information is needed, Tonya Williams can be reached during the day on (202) 224-2424.

Sincerely,

A handwritten signature in black ink that reads "Tonya Williams". The signature is written in a cursive, flowing style.

Tonya Williams

Enclosures

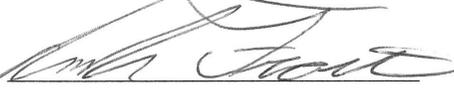
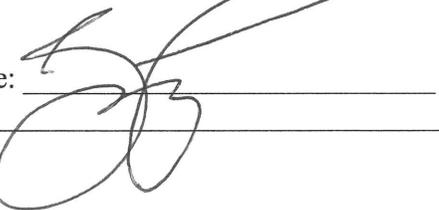
Attachment A-1 of 2

We, the undersigned Park Neighbors, owning and residing in properties located within 200 feet of Bruce Monroe Park hereby authorize Tonya Williams to represent our interests before the DC Zoning Commission in Zoning Commission Case No. 16-11, Consolidated PUD and PUD Related Map Amendment for Square 2890, part of Lot 849. The undersigned recognize the zoning rules governing "Appearance and Representation," including 11 DCMR §3002.3.

Print Name: <u>AUSTIN TSADGER</u> Signature: <u></u>	Address: <u>750 IRVING ST NW</u> Date: <u>11/16/2016</u>
Print Name: <u>Heather Kellihan</u> Signature: <u></u>	Address: <u>778 IRVING ST NW</u> Date: <u>11/16/2016</u>
Print Name: <u>DAVID BOBECK</u> Signature: <u></u>	Address: <u>770 IRVING ST NW</u> Date: <u>11/16/2016</u>
Print Name: <u>Samuel Levy</u> Signature: <u></u>	Address: <u>752 Irving St. NW</u> Date: <u>11/16/2016</u>
Print Name: <u>NAFUA JIDDAW</u> Signature: <u></u>	Address: <u>752 IRVING ST NW</u> Date: <u>11/16/2016</u>

Attachment A-2 of 2

We, the undersigned Park Neighbors, owning and residing in properties located within 200 feet of Bruce Monroe Park hereby authorize Tonya Williams to represent our interests before the DC Zoning Commission in Zoning Commission Case No. 16-11, Consolidated PUD and PUD Related Map Amendment for Square 2890, part of Lot 849. The undersigned recognize the zoning rules governing "Appearance and Representation," including 11 DCMR §3002.3.

Print Name: <u>Amanda Frost</u> Signature: <u></u>	Address: <u>750 Irving St NW</u> Date: <u>11/17/16</u>
Print Name: <u>ANDREA COLLIS</u> Signature: <u></u>	Address: <u>773 Columbia Rd NW 120001</u> Date: <u>11/17/16</u>
Print Name: <u>Jon PARTHUM</u> Signature: <u></u>	Address: <u>762 IRVING ST</u> Date: <u>11/17/16</u>
Print Name: _____ Signature: _____	Address: _____ Date: _____
Print Name: _____ Signature: _____	Address: _____ Date: _____



**BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	Park Neighbors c/o Tonya Williams		
Address:	775 COLUMBIA RD NW, WASHINGTON DC 20001		
Phone No(s):	202 224 2424	E-Mail:	PARKNEIGHBORS@OUTLOOK.COM
I hereby request to appear and participate as a party in Case No.:		16-11, portion of Lot 849 n Square 2890	
Signature:		Date:	11/16/16
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E-Mail:	

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for:

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

- A list of witnesses who will testify on the party's behalf;
- A summary of the testimony of each witness; SEE ATTACHED
- An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
- The total amount of time being requested to present your case.

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

- How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board? SEE ATTACHED
- What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee) "
- What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.) "
- What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied? "
- Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied. "
- Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public. "

Affidavit of Service

**Zoning Commission Case No. 16-11,
Planned Unit Development and
Zoning Map Amendment for a portion of Lot 849 in Square 2890**

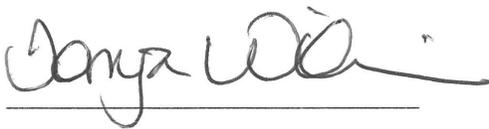
I hereby affirm that on November ¹⁸17, 2016, I submitted via IZIS and served via regular mail all parties, including the Applicant and ANC 1A, the Request for Party Status submission of the Park Neighbors in the above-referenced matter.

Applicant:

Park View Community Partners
c/o The Community Builders/Dantes Partners
1003 K Street, NW
Suite 700
Washington, DC 20001

ANC1A:

Advisory Neighborhood Commission 1A
3400 11th Street, NW #200
Washington, DC 20010



Tonya Williams